

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Richmond Division

IN RE:  
MAUDIE STALLINGS HARO  
Debtor

Case No. 19-36058-KRH

Chapter 13

AJX MORTGAGE TRUST II, A DELAWARE  
TRUST, WILMINGTON SAVINGS FUND  
SOCIETY, FSB, TRUSTEE  
Movant

v.  
MAUDIE STALLINGS HARO  
Debtor/Respondent  
and  
OLIVE M. BUTLER  
Co-Debtor/Co-Respondent  
and  
SUZANNE E. WADE  
Trustee/Respondent

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**ORDER GRANTING RELIEF FROM STAY AND CO-DEBTOR STAY**

Upon consideration of the motion of AJX Mortgage Trust II, a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee (the "Movant") to modify the automatic stay; it is

ORDERED that the automatic stay imposed by 11 U.S.C §362 is modified to permit the Movant to enforce the lien of its deed of trust as it pertains to the real property located at 6117 Darjoy Drive, Richmond, VA 23231 (the "Property") and is more particularly described as follows:

**All that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in the Varina District of Henrico County, Virginia, known, numbered and designated as Lot 19, Block C, Section C, Pine Forest, all as more particularly shown on recorded subdivision plat made by Engineering Design Assoc., Inc., entitled "Pine Forest, Section C", dated February 5, 1992, and recorded in Plat Book 95, pages 29 and 30, to which plat reference is hereby made for a more particular description of the real estate.**

**Being the same real estate conveyed to Olive M. Butler and Maudie S. Haro, as joint tenants with the right of survivorship as at common law, by deed from Stanley James Jones (also known as Stanley James Jones, Sr.) and Towanda D. Jones, husband and wife, dated August 26, 2004, recorded September 2, 2004, in the aforesaid Clerk's Office in Deed Book 3732, page 926.**

which relief shall extend to the purchaser at the foreclosure sale to allow the purchaser to take such

action under state law, as may be necessary, to obtain possession of the Property.

IT IS FURTHER ORDERED that relief is granted as to Olive M. Butler, the Co-Debtor, from the automatic stay imposed by 1301(a) to the same extent and on the same terms and conditions as granted as to the Debtor.

DONE at Richmond, Virginia, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mar 19 2020

/s/ Kevin R Huennekens

Bankruptcy Judge

U.S. Bankruptcy Court

Entered on Docket: Mar 20 2020

**I ASK FOR THIS:**

/s/ Lauren S. Hunt

Lauren S. Hunt, VSB# 92916

BWW Law Group, LLC

8100 Three Chopt Road, Suite 240

Richmond, VA 23229

(804) 282-0463 (phone)

(804) 282-0541 (facsimile)

*Attorney for the Movant*

**SEEN:**

/s/ Suzanne E. Wade

Suzanne E. Wade, Trustee

7202 Glen Forest Drive, Ste. 202

Richmond, VA 23226

*Chapter 13 Trustee*

Copy to:

Suzanne E. Wade, Trustee

7202 Glen Forest Drive, Ste. 202

Richmond, VA 23226

James E. Kane, Esq.

1313 East Cary Street

P.O. Box 508

Richmond, VA 23218

Maudie Stallings Haro  
6117 Darjoy Drive  
Richmond, VA 23231

Olivia M. Butler  
6117 Darjoy Drive  
Richmond, VA 23231

**CERTIFICATION**

The undersigned certifies that:

1. The foregoing Order Granting Relief from Stay and Co-Debtor Stay is identical to the form order required by Standing Order No. 10-2 and that no modifications, additions, or deletions have been made; and
2. The foregoing Order Granting Relief from Stay and Co-Debtor Stay has been endorsed by or on behalf of all necessary parties and counsel herein, in accordance with Local Rule 9022-1.

/s/ Lauren S. Hunt

Lauren S. Hunt  
Attorney  
BWW Law Group, LLC

Certificate of Notice Page 4 of 4

United States Bankruptcy Court  
Eastern District of Virginia

In re:  
Maudie Stallings Haro  
Debtor

Case No. 19-36058-KRH  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0422-7

User: baumgartn  
Form ID: pdford1

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Mar 20, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 22, 2020.

db +Maudie Stallings Haro, 6117 Darjoy Drive, Henrico, VA 23231-4782  
+Olivia Butler, 6117 Darjoy Drive, Richmond, VA 23231-4782

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 22, 2020

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 20, 2020 at the address(es) listed below:

Andrew Todd Rich on behalf of Creditor AJX Mortgage Trust II, a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee bkvaecfupdates@bww-law.com  
James E. Kane on behalf of Debtor Maudie Stallings Haro jkane@kaneandpapa.com, info@kaneandpapa.com, bfrazier@kaneandpapa.com, gwhite@kaneandpapa.com, sfalkowski@kaneandpapa.com  
John P. Fitzgerald, III USTPRegion04.RH.ECF@usdoj.gov  
Lauren Virginia French on behalf of Creditor AJX Mortgage Trust II, a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee lauren.french@bww-law.com, bkvaecfupdates@bww-law.com; laurenfrenchesq@gmail.com  
Suzanne E. Wade ecfsummary@ch13ricva.com, trustee@ch13ricva.com; fred@cmcl3.net

TOTAL: 5